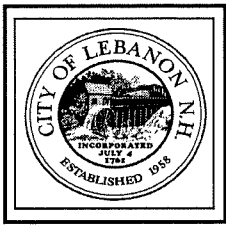


**AGENDA
PLANNING BOARD
MARCH 9, 2020**

**AGENDA ITEM #5A
NEW APPLICATIONS-Completeness Review and Public
Hearings**

**CITY OF LEBANON, BETHANY
TRUELL & CHAD GIBBS, and
PAUL TEPLITZ & LAURA
OSTAPENKO; 0, 260 & 268
HANOVER STREET EXT (Tax Map
49, Lots 18, 19 & 20), zoned R-1**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 9, 2020 Meeting

Staff Memorandum – #PB2020-05-BLA

APPLICATION INFORMATION

Agenda Item: 5.A

Application ID#: #PB2020-05-BLA

Application Type:
Boundary Line Adjustment

Property Location & Tax Map:

- 0 Hanover Street Ext (Tax Map 49, Lot 19)
- 260 Hanover Street Ext (Tax Map 49, Lot 18)
- 268 Hanover Street Ext (Tax Map 49, Lot 20)

Property Owners/Applicants:

- 0 Hanover Street Ext: City of Lebanon
- 260 Hanover Street Ext: Bethany Truell & Chad Gibbs
- 268 Hanover Street Ext: Paul Teplitz & Laura Ostapenko

Zoning District(s):
Residential One (R-1)

Property Sizes (existing):

- 0 Hanover Street Ext: +/-0.15 acs
- 260 Hanover St Ext: +/-0.44 acs
- 268 Hanover St Ext: +/-0.45 acs

Overlay District(s):
none

HEARING NOTICE

CITY OF LEBANON, BETHANY TRUELL & CHAD GIBBS, and PAUL TEPLITZ & LAURA OSTAPENKO; 0, 260 & 268 HANOVER STREET EXT (Tax Map 49, Lots 18, 19 & 20), zoned R-1: Request for approval of a Boundary Line Adjustment to convert 3 parcels into 2 parcels by splitting and merging a portion of a City-owned lot with each of the adjoining lots. #PB2020-05-BLA

PLANS AND APPLICATION MATERIALS

- ▶ Application form (3 pages)
- ▶ Letter dated January 27, 2020 from Timothy Rockwood, LLS of Rockwood Land Services LLC (1 page; project description)
- ▶ Subdivision Regulations - Technical Checklist (3 pages)
- ▶ Plan titled "Lot Line Adjustment Plat – City of Lebanon and Paul Teplitz & Laura Ostapenko and Bethany Truell & Chad Gibbs", prepared by Rockwood Land Services LLC, dated January 27, 2020, Project No. 1597

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Subdivision Regulations. The Planning & Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

This is a request for a Boundary Line Adjustment between lands located at 0 Hanover Street Ext (Tax Map 49, Lot 19), 260 Hanover Street Ext (Tax Map 49, Lot 18), and 268 Hanover Street Ext (Tax Map 49, Lot 20). The proposed lot line adjustment will split the City-owned property at 0 Hanover Street Extension in half and will merge each half to the adjoining privately-owned properties (the halves are identified as "A" and "B" on the attached plat).

The changes resulting from the proposed Boundary Line Adjustment are as follows:

- ▶ Map/Lot 49-18 will increase by +/-0.06 acres to +/-0.44 acres.
- ▶ Map/Lot 49-20 will increase by +/-0.065 acres to +/-0.496 acres.

STAFF COMMENTS

ASSESSING

No comment.

BUILDING INSPECTION

No comment.

FIRE

No comment.

POLICE

No comment.

PUBLIC WORKS

No comment.

PLANNING & DEVELOPMENT

No comment.

ZONING

No comment.

STAFF RECOMMENDATIONS

If the Board moves to approve this application, then based on the information reviewed by City staff, the Planning & Development Department recommends that the Board approve the application with the following conditions to be satisfied prior to the signing and recording of the plat:

1. Prior to the signing and recording of the final plat, the applicants shall provide to the City a draft copy of the deed of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.
2. Prior to the signing and recording of the final plat, the applicants shall provide a digital record drawing (Cad .dwg Format using NH State Plane Coordinate system).

Attachments

cc: Paula Maville, Deputy City Manager (via e-mail)
Bethany Truell & Chad Gibbs (via e-mail)
Paul Teplitz & Laura Ostapenko (via e-mail)
Timothy Rockwood, LLS, Rockwood Land Services LLC (via e-mail)
File

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION	<input type="checkbox"/>	<input type="checkbox"/>	SITE PLAN REVIEW
VARIANCE	<input type="checkbox"/>	<input type="checkbox"/>	SUBDIVISION
MOTION FOR REHEARING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	<input type="checkbox"/>	<input type="checkbox"/>	CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: City of Lebanon

TEL.#: 603-448-6200

MAILING ADDRESS: 51 North Park Street, Lebanon, NH 03766

E-MAIL ADDRESS: Mulholland, Shaun <shaun.mulholland@lebanonnh.gov>

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Timothy Rockwood, Agent

TEL.#: 802-436-1039

MAILING ADDRESS: PO Box 347, Hartland, VT 05048

E-MAIL ADDRESS: rockls@vermontel.net

PROJECT LOCATION:

TAX MAP #: 49

LOT#: 19/18/20

PLOT #:

ZONE:

STREET ADDRESS OF PROJECT: Hanover Street Extension

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Lot Line Adjustment of 2,730 sqft from 49-19 to 49-18.

Lot Line Adjustment of 2,820 sqft from 49-19 to 49-20.

TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**

USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: *Shaun Mulholland*

DATE: 2/7/2020

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: *Shaun Mulholland*

DATE: 2/7/2020

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
2/10/20	49/19+		70.50	2/10/20	17556

49/18 + 49/20

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION <input type="checkbox"/>	<input type="checkbox"/> SITE PLAN REVIEW
VARIANCE <input type="checkbox"/>	<input type="checkbox"/> SUBDIVISION
MOTION FOR REHEARING <input type="checkbox"/>	<input checked="" type="checkbox"/> LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION <input type="checkbox"/>	<input type="checkbox"/> CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Bethany Truell & Chad Gibbs

TEL.#: 603-748-1270

MAILING ADDRESS: 260 Hanover Street Extension, Lebanon, NH 03766

E-MAIL ADDRESS: superstar_woman@yahoo.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Timothy Rockwood, Agent

TEL.#: 802-436-1039

MAILING ADDRESS: PO Box 347, Hartland, VT 05048

E-MAIL ADDRESS: rockls@vermontel.net

PROJECT LOCATION:

TAX MAP #: 49

LOT#: 19/18/20 PLOT #:

ZONE: R1

STREET ADDRESS OF PROJECT: Hanover Street Extension 260

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Lot Line Adjustment of 2,730 sqft from 49-19 to 49-18.

Lot Line Adjustment of 2,820 sqft from 49-19 to 49-20.

TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Chad Gibbs & Bethany Truell DATE: 2.6.20

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: Bethany Truell DATE: 2.6.20

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
2-10-20	49/18 & 49/19	PB2020-05-	\$76.50	2-10-20	17556

49/20

BLA

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION <input type="checkbox"/>	<input type="checkbox"/> SITE PLAN REVIEW
VARIANCE <input type="checkbox"/>	<input type="checkbox"/> SUBDIVISION
MOTION FOR REHEARING <input type="checkbox"/>	<input checked="" type="checkbox"/> LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION <input type="checkbox"/>	<input type="checkbox"/> CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Paul Teplitz and Laura Ostapenko *268-49/20* TEL #: 978-590-8851

MAILING ADDRESS: 268 Hanover Street Extension, Lebanon, NH 03766

E-MAIL ADDRESS: coz.teplitz@gmail.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Timothy Rockwood, Agent TEL #: 802-436-1039

MAILING ADDRESS: PO Box 347, Hartland, VT 05048

E-MAIL ADDRESS: rockis@vermontel.net

PROJECT LOCATION:

TAX MAP #: 49 LOT #: *19/18/20* PLOT #: _____ ZONE: _____

STREET ADDRESS OF PROJECT: Hanover Street Extension *268*

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Lot Line Adjustment of 2,730 sqft from 49-19 to 49-18.

Lot Line Adjustment of 2,820 sqft from 49-19 to 49-20.

TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: *[Signature]* *Paul R Teplitz* DATE: *7 Feb 2020*
Laura Ostapenko

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: *[Signature]* *Paul R Teplitz* DATE: *7 Feb 2020*
Laura Ostapenko

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
<i>2/10/20</i>	<i>49/20 & 49/19</i>	<i>PB2020-</i>	<i>70.50</i>	<i>2/10/20</i>	<i>17556</i>

49/18 05-BLA

Rockwood Land Services LLC

PO Box 347
Hartland, Vermont 05048

802-436-1039
rockls@vermontel.net

January 27, 2020

Tim Corwin, Senior Planner
Lebanon Planning Department
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Dear Tim:

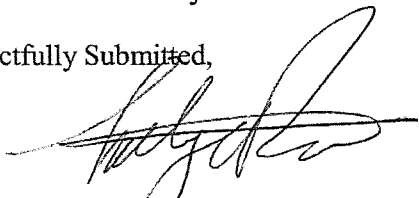
I am providing you the following project narrative in support of the attached Minor Lot Line Adjustment application for Beth Truell and Chad Gibbs (Lot 49-18), Paul Teplitz and Laura Ostapenko (Lot 49-20) and the City of Lebanon (Lot 49-19). This request is to annex one half of the City of Lebanon's Lot 49-19 to each of these two abutters. The southerly portion of 49-19 is 2,730 sqft to be annexed to Lot 49-18. The northerly portion of 49-19 is 2,820 to be annexed to Lot 49-20. The City's lands are originally Lot 6 of the Buena Vista 1903 Subdivision.

The lands are located in the Residential One Zonng District. The City's Lot 49-19 is non conforming but will be desolved with the annexations. Lot 49-19 has no improvements. Both 49-18 and 49-20 are Class 1 and exceed the Zone's size requirements, are improved with a single family home and meet the 75 ft width requiemnt. Lot 49-18's house and garage are currently within the front and rear setback limits, respectively. The annexation will not alter this non-conforming conditions.

Included with this Support Letter is the \$70 fee and the required 8 copies of the Minor Lot Line Adjustment Plan along with the signed applications, signed Technical checklist and abutter's notification list.

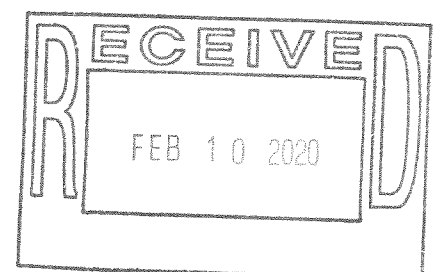
Please let me know if you would like me to expand or clarify any of this information.

Respectfully Submitted,



Timothy Rockwood,
Licensed Land Surveyor

cc Beth Truell and Chad Gibbs
Paul Teplitz and Laura Ostapenko



CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT	
PROJECT NAME: City of Lebanon, Bethany Truell & Chad Gibbs, Paul Teplitz & Laura Ostapenko	
APPLICANT: Timothy Rockwood	DATE: February 8, 2020
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§8.2.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§8.2.B]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Lot Line Adjustment / Boundary Line Agreement plans shall include the information described below pursuant to Section 8 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§8.2.C]

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(5) - Location of all existing structures on the subject lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(6) - Site location map showing the original boundaries of the subject lots and adjacent lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(7) - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

Plan Requirements (cont.)	Info. Provided	Waiver Sought
<u>8.2.A(8)</u> - The plat shall be titled to include the names of the owners of all lots altered by the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>8.2.A(9)</u> - A statement shall be placed on the plat as follows: "This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision."	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 8 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

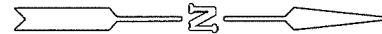
Completed By: Timothy Rockwood, Land Surveyor

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

(Last Revised 05/22/13)

New Hampshire State Plain Grid North
Derived with GPS Rapid Static Observation
and OPUS Processing



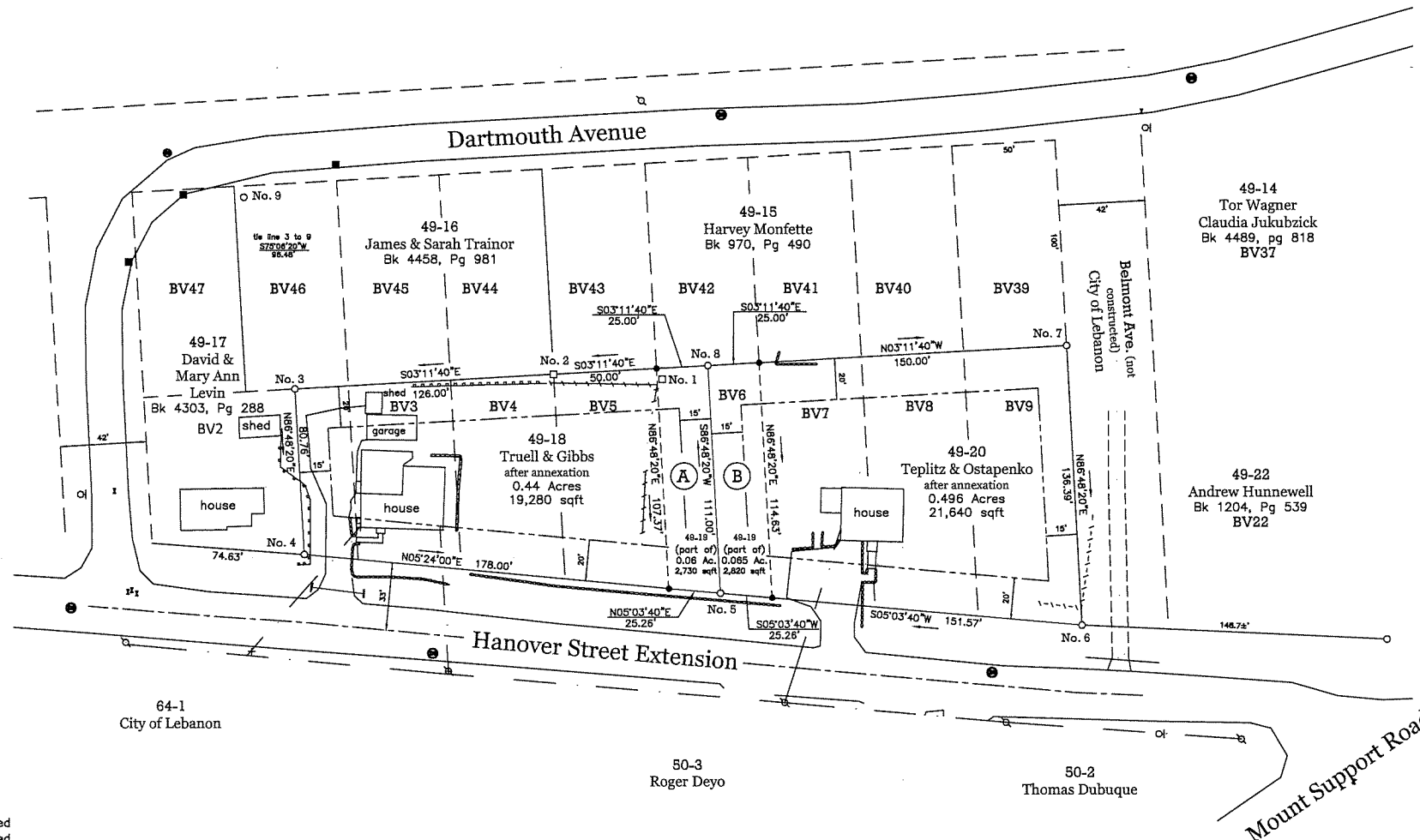
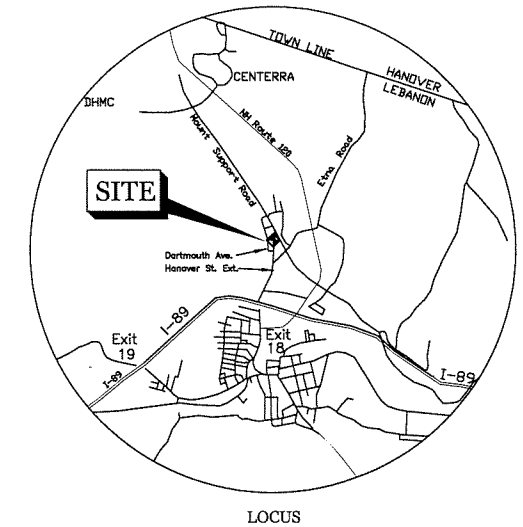
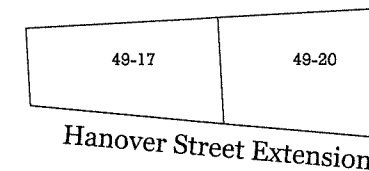
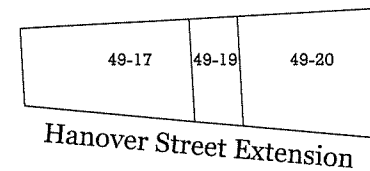
Corner Monument Descriptions

all dimension are outside diameter

- No.1 FOUND a 7"x8" Granite Bound with bolt in center tipped over and out of position, poor condition, NOT USED
- No.2 FOUND a 8"x8" Granite Bound with 1/2 drill hole in the center and 2" of reveal on the northerly side of a tree, flagged, firm, straight and in good condition
- No.3 SET a 5/8 x 36" Rebar with an Orange Plastic Cap straight, firm with 6" of reveal and placed a wooden witness stake
- No.4 SET a 5/8 x 36" Rebar with an Orange Plastic Cap straight, firm with 6" of reveal and placed a wooden witness stake
- No.5 SET a 5/8 x 36" Rebar with an Orange Plastic Cap straight, firm with 6" of reveal and placed a wooden witness stake
- No.6 SET a 5/8 x 36" Rebar with an Orange Plastic Cap straight, firm with 6" of reveal and placed a wooden witness stake
- No.7 SET a 5/8 x 36" Rebar with an Orange Plastic Cap straight, firm with 6" of reveal and placed a wooden witness stake
- No.8 SET a 5/8 x 36" Rebar with an Orange Plastic Cap straight, firm with 6" of reveal and placed a wooden witness stake
- No.9 FOUND a 1" Iron Pipe with 6" of reveal, flagged, firm, straight and in good condition

Abutter's List

- 49-17 David & Mary Ann Levin, 248 Hanover Street Ext., Lebanon, NH 03766
- 49-16 James & Sarah Trainor, 42 Wolf Road, Apt. 913, Lebanon, NH 03766
- 49-15 Harvey Monfette, 19 Dartmouth Avenue, Lebanon, NH 03766
- 49-14 Tor Wager & Claudia Jukubzick, 29 Dartmouth Avenue, Lebanon, NH 03766
- 49-22 Andrew Hunnewell, PO Box 870, Lebanon, NH 03766
- 50-3 Thomas Dubuque, 29 Slayton Hill Road, Lebanon, NH 03766
- 50-6 Roger Deyo, 269 Hanover Street Ext., Lebanon, NH 03766
- 64-1 City of Lebanon, 51 North Park Street, Lebanon, NH 03766



Legend

- | | |
|--------------------------|----------------|
| Found Stone Bound | □ as described |
| Found Iron Pipe or Rebar | ○ as described |
| Set Capped Rebar | ● as described |
| Computed Point | • |
| Boundary Line | — |
| Boundary Line Eliminated | - - - |
| Deed Line | — |
| Setback Limits | — |
| Edge of Pavement | — |
| Edge of Gravel | — |
| Sewer Manhole | ⊙ |
| Water Gate Valve | ⊕ |
| Catch Basin | ⊖ |
| Overhead Wires | — |
| Wood Fence | — |
| Hydrant | ⊙ |
| Utility Pole | ⊕ |
| stone wall | — |
| GCRD Deed Reference | (Book, Page) |
| GCRD Plan Reference | Plan No. |
| Wire Fence | — |

Lebanon Statement

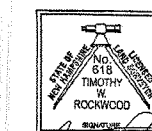
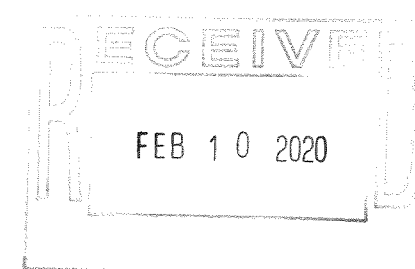
"This plan shows the Minor Lot Line Adjustments/Boundary Agreement and does not require the approval of the Lebanon Planning Board as a Subdivision."

I hereby certify to the best of my belief and knowledge this boundary survey for Lebanon Parcels 49-18, 49-19 and 49-20 meets the New Hampshire Urban Survey standard. The boundary lines and corner monuments shown are consistent with the referenced deeds and plan unless otherwise noted and are the basis for this Surveyor's opinion of the boundary lines locations.

Record Owner
Lebanon Parcel 49-18
Bethany Truell & Chad Gibbs
260 Hanover Street Ext.
Lebanon, NH 03766
Deed Reference: Book 4025, Page 895
Plan Reference: City of Lebanon Plan No. 1820

Record Owner
Lebanon Parcel 49-19
City of Lebanon
(Hanover Street Ext.)
51 North Park Street
Lebanon, NH 03766
Deed Reference: Book 1422, Page 176
Plan Reference: City of Lebanon Plan No. 1820

Record Owner
Lebanon Parcel 49-20
Paul Teplitz & Laura Ostapenko
268 Hanover Street Ext.
Lebanon, NH 03766
Deed Reference: Book 4117, Page 197
Plan Reference: City of Lebanon Plan No. 1820



Timothy W. Rockwood
LIS No. 618

Lot Line Adjustment Plat
City of Lebanon
and
Paul Teplitz & Laura Ostapenko
and
Bethany Truell & Chad Gibbs
260 & 268 Hanover Street Ext., Lebanon, Grafton County, New Hampshire
Project No. 1597 1"= 40' Date: January 27, 2020
ROCKWOOD LAND SERVICES, LLC
PO BOX 347, HARTLAND, VERMONT 05048
(802)436-1039 rockis@vermontel.net